



**OFFICIAL PUBLIC
NOTICE OF ZONING APPROVAL**

June 11, 2020

**RE: ZONING APPROVAL (BC19-00414)
2163 NATIONAL AVE, COSTA MESA**

The Planning Division has completed its review of the above-referenced project. Based on the following project description, the project has been approved pending the recordation of a Land Use Restriction.

PROJECT DESCRIPTION:

The property owner proposes an 800-square-foot two-bedroom accessory dwelling unit ("ADU") above a 3,573-square-foot residence and 454-square-foot garage with five parking spaces (one parking space to meet the ADU parking requirement). The ground floor will consist of the main residence and the second floor will consist of the Accessory Dwelling Unit. A minor design review is not required because the structure complies with the City's Residential Design Guidelines. Privacy of the adjacent neighbors will not be impacted because of the proposed floor plan, elevations and design.

The zoning approval will become final at 5 p.m. on June 18, 2020, unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this notice, please feel free to contact the project planner, Johnwilly Aglupos, at (714) 754-5692.

Distribution:

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